

Heritage Statement
in connection with
proposed extension to Dean Cottage, Rochdale

Prepared By

Ian Rowan MSc PGDip

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REV A

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1 Executive Summary

- 1.1 This statement supports a proposal to provide an extension to the rear of Dean Cottage, Rochdale.
- 1.2 The building has some moderate to high *local* significance as a non-designated heritage asset. Significance has been eroded due to the building being separated from its northern part, and essentially significance is derived from some moderate to high aesthetic value to the front and side of the building, and some moderate historic and archaeological / evidential value in terms of the design of the building and its links to the industrial revolution.
- 1.3 The proposed alterations have been designed in a manner that will respect and safeguard the key drivers of significance of the building in its capacity as a non – designated heritage asset. The proposed scheme has been located to the rear where significance is at a lower level, conserving the key drivers of significance.
- 1.3 On this basis the proposal is deemed compliant with both national and local policy.

2 INTRODUCTION

Purpose and Format

- 2.1 This Heritage Statement has been prepared to assess proposals to erect an extension to the rear of Dean Cottage, Rochdale. The building is being considered as a non-designated heritage asset, therefore the impact of the development upon any significance of the building requires consideration.
- 2.2 In essence the Heritage Statement assesses heritage significance and guides proposals for change in a manner that conserves significance. The approach adheres to the principle of 'intelligently managing change', which lies at the heart of national planning policy for conservation of the historic built environment.
- 2.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'¹ and 'Conservation Principles, Policies and Guidance'² and in particular responds to the heritage policies outlined in Chapter 16 of the National Planning Policy Framework (2024). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. In terms of local planning policy, Policy JP-P2 of the PFE Plan, P2 of the Core Strategy, and BE/11 of the UDP are of relevance and need to be given the appropriate weighting.

The Author

- 2.4 Ian Rowan is a qualified Planning & Conservation Officer. With a background of over 35 years in Planning, Regeneration & Conservation, Ian holds a Masters degree in Environmental Planning and a Post Graduate Diploma in Conservation & Regeneration, and has specialised in Conservation Planning for the past 20 years.

Methods of Research and Investigation

- 2.6 Inspections of the site were carried out in March 2025 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon identifying and conserving heritage significance.

3 GENERAL DESCRIPTION

Site Location

- 3.1 The proposals site is located on Dean Bank Drive, off Oldham Road approximately 2 miles south of Rochdale town centre, directly to the south of the M62. A site location plan is given below.

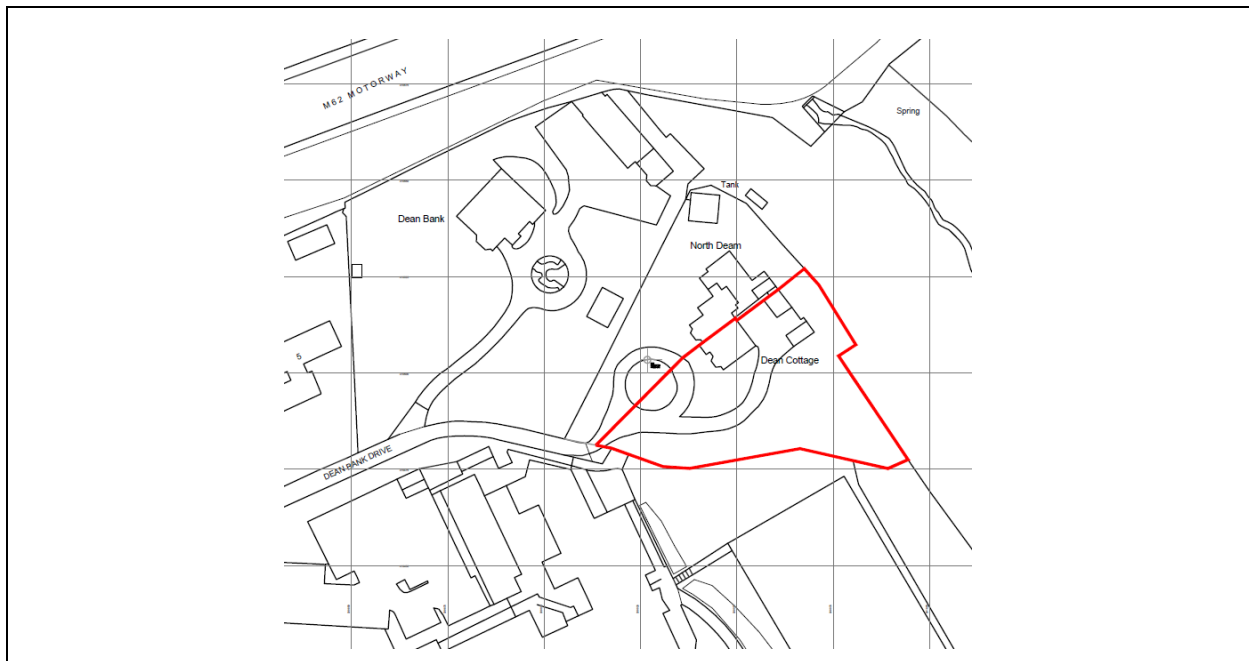


Figure 1- Location Plan

Site Description & Brief History

- 3.2 The building was constructed in the late 19th Century, first appearing on the 1893 Ordnance Survey, and was part of a larger estate including Dean Bank and Dean House. Historic maps showing the development of the site from the 1890s to the present day follow in figures 2 – 6.

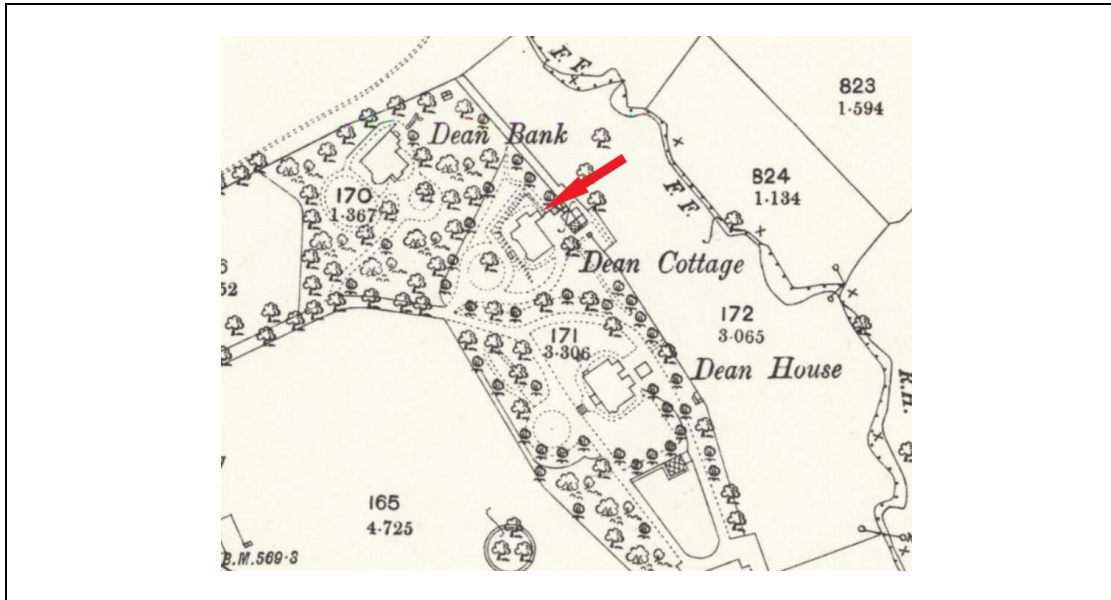


Figure 2 – 1893 Ordnance Survey Plan

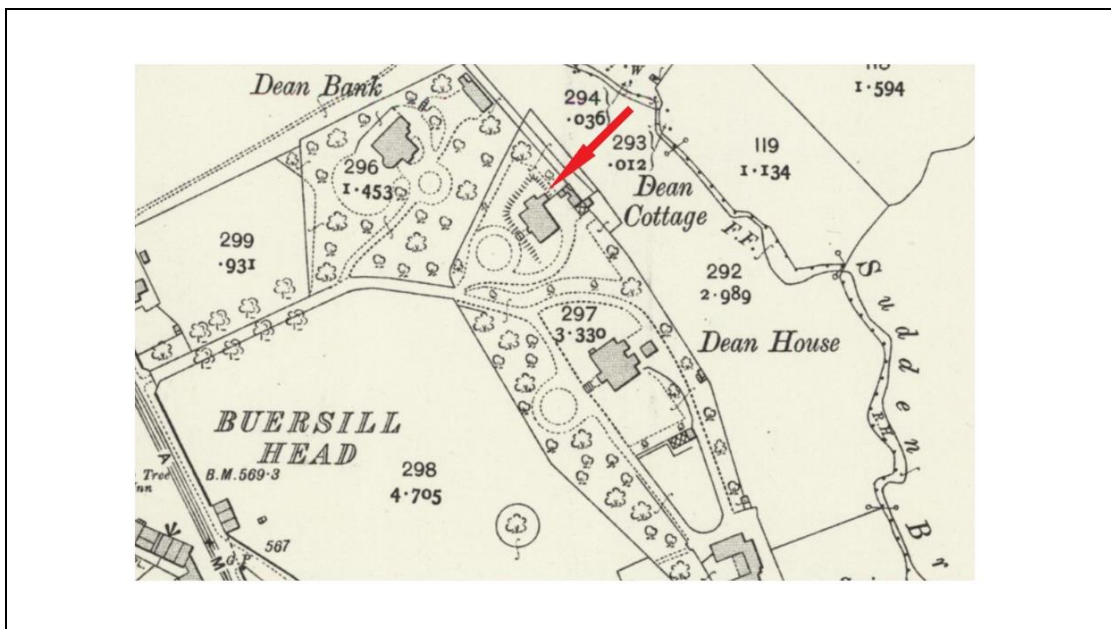


Figure 3 – 1910 Ordnance Survey Plan

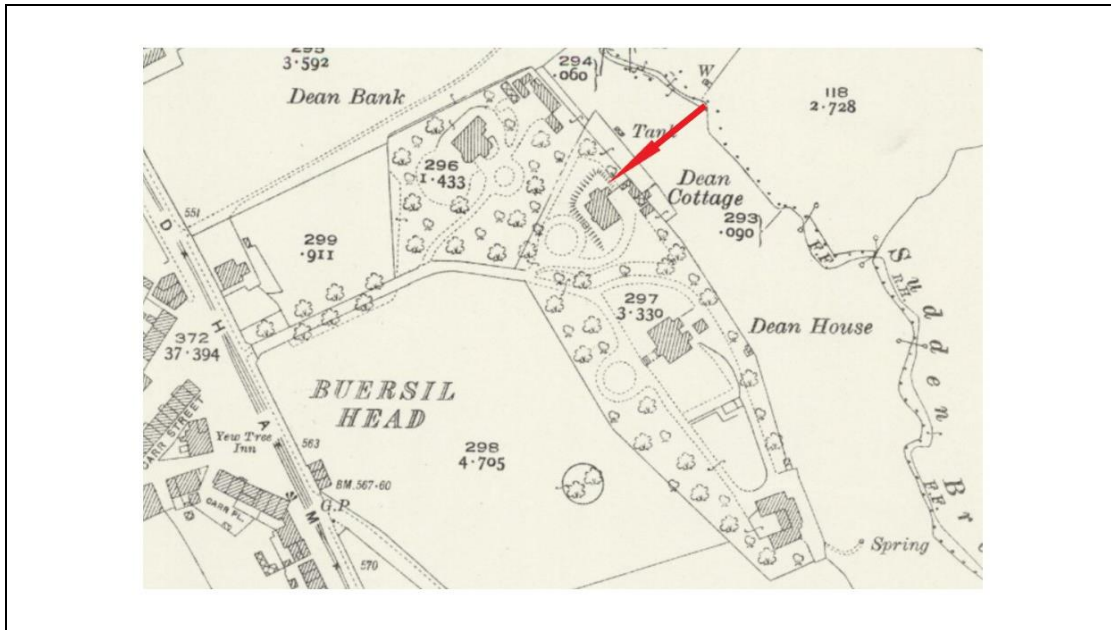


Figure 4 – 1930 Ordnance Survey

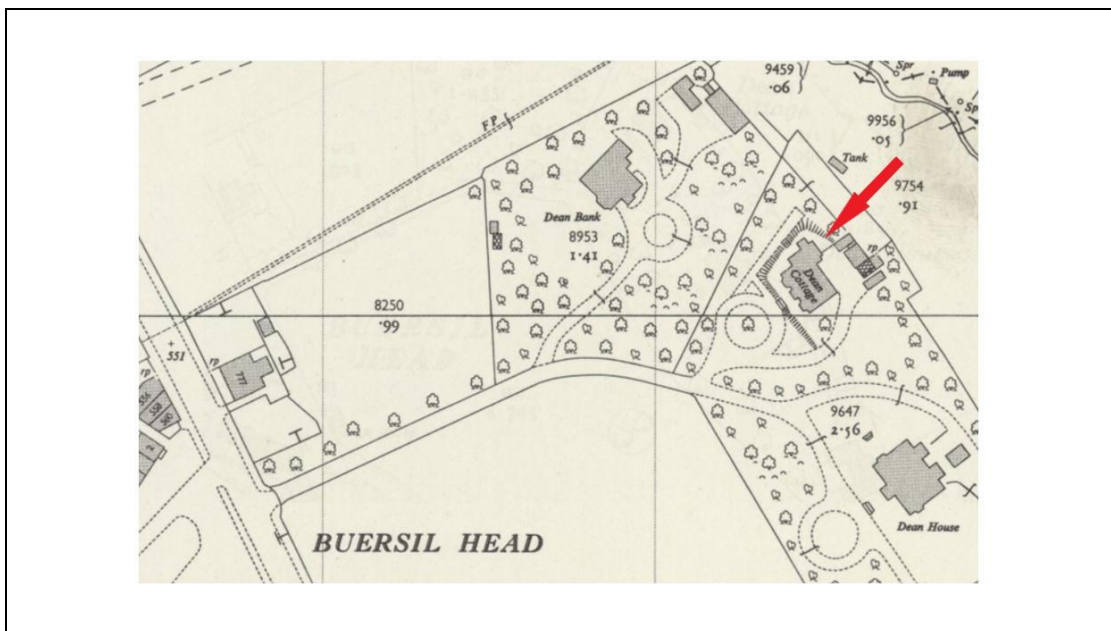


Figure 5 – 1955 Ordnance Survey Plan

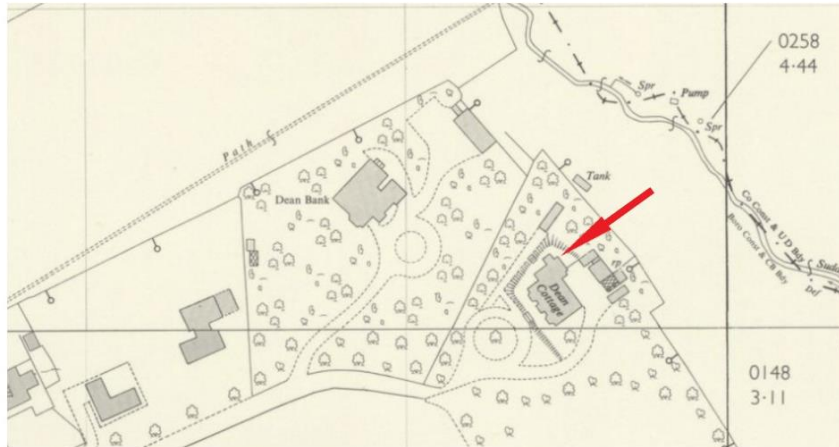


Figure 6 – 1970 Ordnance Survey Plan

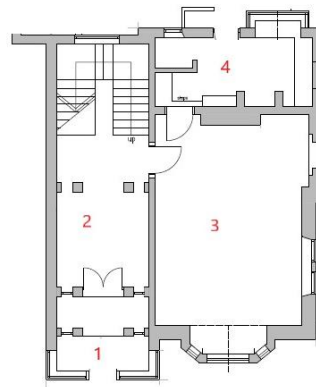


Figure 7 – Ground Floor Photo Locations

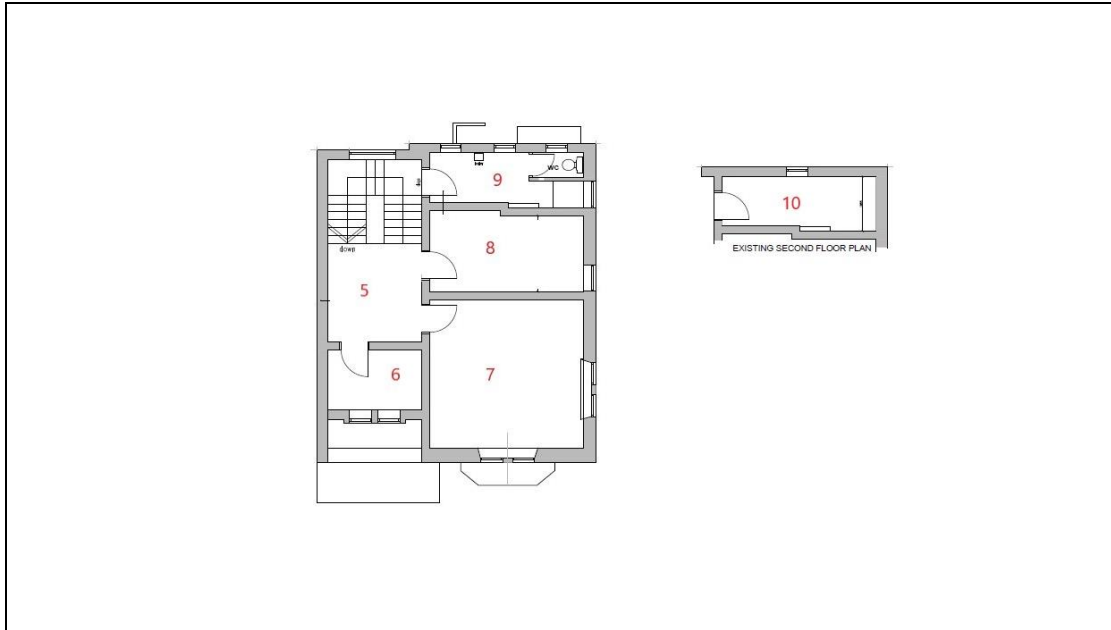


Figure 8 – First / Second Floor Photo Locations

- 3.3 The building was split into 2 dwellings in the 20th Century, the proposals building retaining the original front entrance to the property. It is 2 storey, rendered brick, (to front elevation), with brick to side and rear, under slate, designed in a Gothic style with stone quoins, gable fronts, dentilled pediment and deep canted bays to the front elevation. To the rear of the property is a wash house style outbuilding, contemporary to the building, and a more modern garage. The footprint of the building has remained relatively static, whilst the other part of the property has been subject to a modern single storey extension.

Photographic Survey

- 3.4 There follows a selection of photographs showing the relevant features of the building.



Plate 1 – Front Elevation



Plate 2 – Side Elevation



Plate 3 – Side Elevation



Plate 4 – Garage



Plate 5 – Wash House



Plate 6 – Wash House



Plate 7 – Wash House and Garage



Plate 8 – Site from front



Plate 9 – Site from side



Plate 10 – Site from rear



Plate 11 – Room 1



Plate 12 – Room 2



Plate 13 – Room 2



Plate 14 – Room 3



Plate 15 – Room 4



Plate 16 – Room 4



Plate 17 – Room 5



Plate 18 – Room 5



Plate 19 – Room 6



Plate 20 – Room 7



Plate 21 – Room 7



Plate 22 – Room 8



Plate 23 – Room 9



Plate 24 – Room 10

4 Heritage Appraisal

Introduction

- 4.1 The following heritage appraisal adheres to guidance published by Historic England (2008) and relates specifically to the requirement contained in Paragraph 207 of the National Planning Policy Framework (2024), given in extract below:
- 4.2 *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*
- 4.3 The appraisal begins by identifying the potential range of heritage values attributed to the site in its spatial context, before evaluating these values and expressing them concisely within a 'statement of significance'. This statement is then used as a basis for assessing the design of new proposals and ensuring that conservation of significance has been prioritised.

Heritage Values

- 4.4 The heritage values explored below are distilled under the following headings: *archaeological value, historic value and aesthetic value*. The exploration focusses specifically on those values deemed of relevance to the proposals, and is therefore not an exhaustive assessment of the relevant heritage assets.

Archaeological and Evidential Interest

- 4.5 Historic England (2019) suggests that *"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."*
- 4.6 There is little in the way of archaeological evidence apparent within the building with the exception of the evidential value that is presented by the building in terms of past human activity. In this respect, the building offers *some* reasonable physical evidence of an altered late 19th Century villa. It retains much of its original external fabric. It displays features associated with this period such as canted bays to the front, dentilled pediment, stone quoins and Italianate windows, (to the proposals building). This style provides some legibility in terms of its building period and is readily interpreted as such. Ridge chimneys provide some evidence if the early power and heat source of the building. Whilst rendered to the front elevation, the side elevation displays a Flemish bond, whereas the rear elevation is of a more common English Garden Wall bond, this more elegant style apparent on the more important elevations, not uncommon on buildings from this period.
- 4.7 Internally alterations have impacted on the building's legibility, namely the segregation incurred which has impacted upon the wider plan form of the building. That said, the proposals building retains some element of legibility in terms of its original staircase, placed centrally, with original parlour / dining room to the right, and bedrooms at 1st floor, but this is not read in its entirety. Behind the later entrance porch, now internal, is the original front entrance of some relative splendour, along with Corinthian columns carrying the original porch. The hallway contains marble columns. The level of detail internally at ground floor in particular demonstrates some level of opulence in terms of architraves, cornices, frieze and panelling.
- 4.8 To the rear, the wash house provides some evidence to the status of the building, being larger than the type of wash houses associated with traditional Victorian workers houses, and the presence of a range in the

building enhances this stature. The building has been altered so as to accommodate vehicular access at some point. To the rear of the adjacent property, extensions have been added which are readily legible as modern additions.

Historical Interest

- 4.9 Historic England (2019) suggests that - *"An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."*
- 4.10 The building contains illustrative historic value in terms of its ability to depict images of the past and evoke a sense of the townscape that previously existed. To this extent, the front elevation is of some notable value, demonstrating the opulence and wealth associated with Victorian properties of this style. Historic mapping suggests being part of a wider estate, and plausible links to Dean Mill, located to the northwest. As such the buildings will yield some associative historic value in terms to the links with industry in the late 19th Century, and as such this may yield some local communal value. To the rear is a large scale tracery style window, but is otherwise devoid of any other particular historic value. The wash house provides some low level of historic value in terms of how it contributes to the wider complex through its functionality. The garage contains nothing of historic value as a modern addition to the garden.
- 4.11 Internally much historic fabric has been retained unaltered through the course of time, and the level of detail provided yields some value worthy of mention.

Architectural and Artistic Interest

- 4.12 Historic England (2019) suggests that: *"These are interests in the design and general aesthetics of a place. They can arise from conscious design or*

fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”

- 4.13 The building as a whole has some architectural value in terms of its prominence within its own large defensible grounds. Its relatively ornate design set it apart from much of the building stock in the area, particularly the contribution made by the front elevation with the Ashlar quoins, bay windows and ornate dentilled pediments. Its grand design along with its Italianate features provide some notable architectural value. This is continued to the side elevation to a great extent, however becoming much plainer to the rear, the exception being the tracery window. There is little in the way of architectural value to the adjoining rear elevation, anything of interest being hidden by a 2-storey flat roof extension. There is little of any architectural value retained within the wash house and garage.
- 4.14 Internally, there is some relatively grant aesthetic value provided. The columns, both marble and the now internal Corinthian columns are of some value, along with the original tiled hallway, the staircase, panelling and internal timber work, along with some elements of early plasterwork. Given its now internal location there is also presence of Ashlar stone adding value

Statement of Significance

- 4.15 Having assessed the heritage values associated with the building in its spatial context, it is possible to take a more informed approach to the assessment of its significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.
- 4.16 An appraisal of the heritage values associated with the house has revealed there is some relatively high architectural value to the external envelope of the building, mainly to the front, with secondary contribution by the

side elevation, and the tracery window to the rear. Archaeological value is of a moderate value, being contained within its building style and status. It is still interpreted as one building externally, however, its internal plan form has been eroded by segregation. Historic value is derived in terms of the contribution of its front elevation and the links to the 19th Century industry. Internally there is much historic fabric retained which contributes to its archaeological, historic and architectural significance.

- 4.17 In essence, given the above commentary, the building derives its external significance from its style and design, and its nature as a building plausibly linked to the industrial revolution. Whilst the building contains some significance to note, this is nothing of any rare or unique value and is typical of many buildings of this age and location, and is of a local nature.

	Archaeological	Historic	Architectural
External	Moderate	Moderate	Moderate - High
Internal	Low – Moderate	Moderate – High	Moderate - High
Wash house	Low	Low	Low

5 Analysis of the Proposals

General Principles

- 5.1 General guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2024). The policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 4 of this appraisal fulfils this need, and the findings of part 4 have informed the assessment of the new scheme. There follows, here in section 5, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

Summary of the Proposals

- 5.2 The proposals consist of a single storey extension to the rear of the house, which will link into the existing wash house, with a 2 storey extension to the wash house, which will provide much needed accommodation for a family member with disabilities. Full plans will be submitted as part of a planning application, however, indicative plans are shown in Appendix 1.

Analysis of the Proposals: National Planning Policy Framework

- 5.3 As discussed earlier, Section 16 (Conserving and enhancing the historic environment) of the NPPF (2024) considers heritage planning and in essence unifies the overall approach to planning in a way that previous guidance, such as PPS's and PPG's, did not. This ensures that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation play a crucial role. It identifies the following key drivers in the decision making process:-

- ***the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- ***the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- ***the desirability of new development making a positive contribution to local character and distinctiveness.***

5.4 In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the NPPF heritage policy drivers listed above.

5.5 ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*** – the significances of the asset has been assessed earlier in this statement, which establishes the premise that it has some moderate evidential value, mainly associated with the external elevation, similarly historic significance is moderate and is derived to a great extent by its links to the industrial revolution. Architectural value is moderately high, higher values being attributed to the front elevation with secondary contribution from the side and rear. The building was designed for residential use, albeit originally as one house rather than two, and this use will continue. The wash house is of relatively low significance, however, its status as a working outbuilding is acknowledged.

5.6 The significance afforded to the building will be relatively unaffected by the proposals:-

5.7 **Archaeological & Evidential Value** – the original house will still be interpreted as a grand Victorian villa, particularly when approached from the front, experiencing its designed setting, the proposal impacting at the rear where this value is lower. That said, the design of the extensions will sit as modern, legible additions, preserving evidential value, whilst also providing a link to the original building by provision of modern canted bays, gable fronts, however the grandeur of the quoins and dentilled details are deliberately omitted so as to conserve this legibility. The

legible parts of the wash house will be retained and will conserve the low level of significance it has.

- 5.8 **Historic Value** – much of the historic value is contained and derived from its links to the industrial revolution at a local level, and these historic links will still remain extant. The historic value of the external envelope will still contribute to the historic environment. The elevations of greatest contribution being the front and side, these elevations remaining untouched by the proposal. The unaltered parts of the wash house will be conserved therefore not affecting its low significance.
- 5.9 **Architectural Value** – The moderately high architectural value is possessed mainly by the front elevation with contribution from the side, the rear being lower in value, except for the stained glass stair window. Change is steered to the rear where significance is lower, the proposal not affecting the rear stair window, and impacts upon windows of much lower significance. Nods to the original building have been made through the design so as to provide some representation such as gables, bays, brick arched lintels, which will provide some modern architectural value, and the key drivers of architectural significance will not be unduly harmed.
- 5.10 It is acknowledged that the garage to the rear contains nothing in the way of heritage value, and its demolition will cause no harm to significance.
- 5.11 In essence, significance will not be unduly impacted across the building due to the location of the proposal where significance is lower, and the key values are retained.

- 5.12 ***The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality*** – The building contains embodied energy which will be conserved by the retention of the building, and extended family accommodation will be provided within an existing area of residential dwellings.
- 5.13 ***The desirability of new development making a positive contribution to local character and distinctiveness*** – The proposal will harmonise with the existing building in terms of its size and scale, utilising traditional materials whilst providing a legible modern addition.
- 5.14 Paragraph 216 states the ***“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”***
- 5.15 As acknowledged from the outset, the purpose of this heritage statement is to determine whether the proposals will have a harmful impact upon the significance of the building. It has been demonstrated through the report that the key drivers of significance will be preserved by the proposals. The works offer the opportunity to bring redundant elements of the complex back into full, viable use whilst also providing accommodation for a person with disabilities. The balanced judgement called for in policy 216 would therefore appear to swing in the favour of the proposal.

Analysis of the Proposals: Local Planning Policy

- 5.16 Current Planning Policy is provided through Policy JP-P2 of the PFE Plan, P2 of the Core Strategy, and BE/11 of the UDP are of relevance and are given in Appendix 2.
- 5.17 **Policy JP-P2** – The report has demonstrated that the heritage significance of the non-designated heritage asset has been duly

considered through the design approach, and as discussed above in this section, key drivers of significance are conserved.

- 5.18 **Policy P2** – The report has demonstrated that the non-designated heritage asset has been considered with the conclusion that the key significance of it will not be unduly harmed.
- 5.19 **Policy BE/11** – as above, this section has demonstrated that the proposal will not adversely affect the key drivers of the building's significance. It is considered that Local Plan Policy has been complied with.

6 Summary & Conclusions

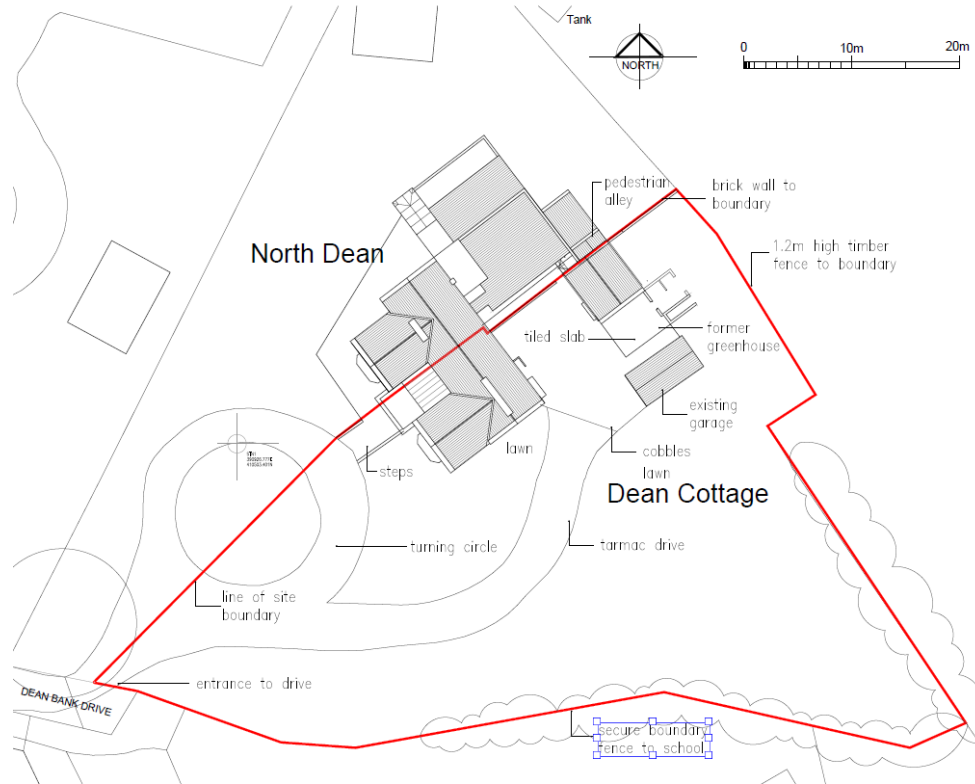
- 6.1 This heritage statement has explored the potential impact of a proposed extension to the rear of Dean Cottage, Rochdale which is being considered as a non-designated heritage asset. The initial findings of the statement are that the building retains some moderate to high levels of significance within its architectural value, historic and archaeological value being marginally lower. Changes to the building are directed to areas of lower significance where change, in particular to the part of the building that now sits outside of the proposals site, has previously impacted in a negative manner.
- 6.2 An assessment of the proposed scheme has revealed that its design will respond positively to local character. The extension will be of a style and design expected from a building of this nature taking its design cues in a modern interpretation, and will not unduly impact upon the lower values attributed to the rear of the building, the main range of importance still retaining its evidential, historic and architectural value. In essence the proposal will fill a hidden gap against a blank wall between the rear elevation and wash house with a single storey, and provide a 2 storey outlook between the wash house and modern garage. This will extend over the footprint of the existing garage at 2 storey. When interpreting the building as a whole, as originally intended, the proposal involves a relatively small amount of infill.
- 6.3 The design satisfies the guiding principles of the National Planning Policy Framework, and the significance that is extant will still be retained and the proposal is wholly supportable.

1 Clarke, K, *Informed Conservation*, Historic England 2003

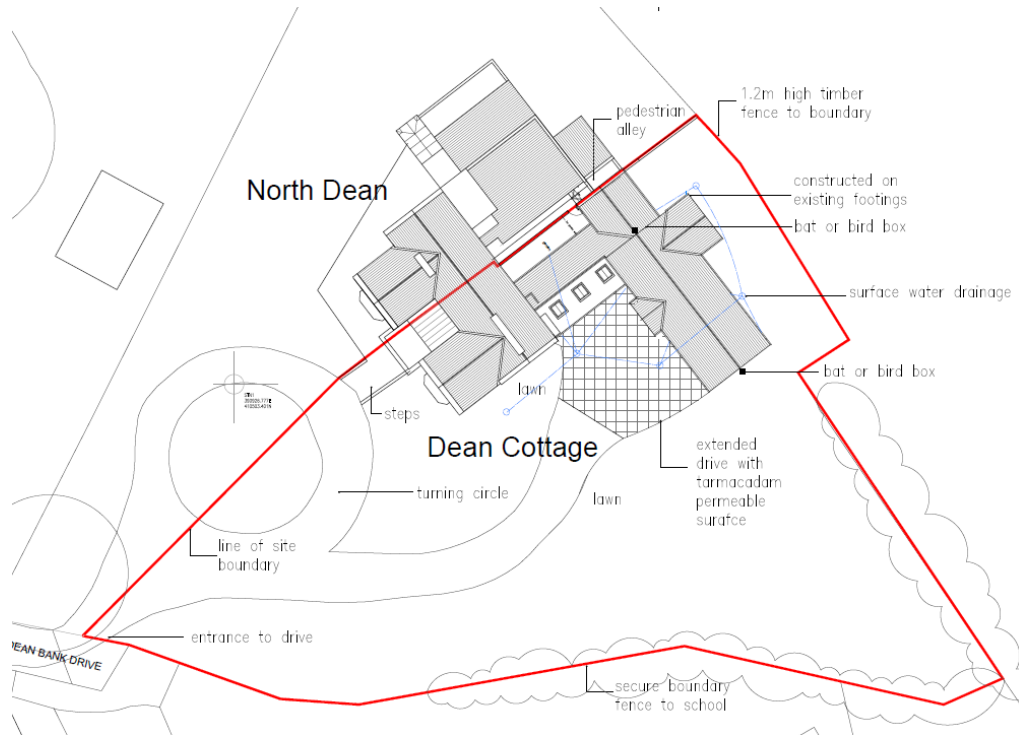
2 Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

Appendix 1

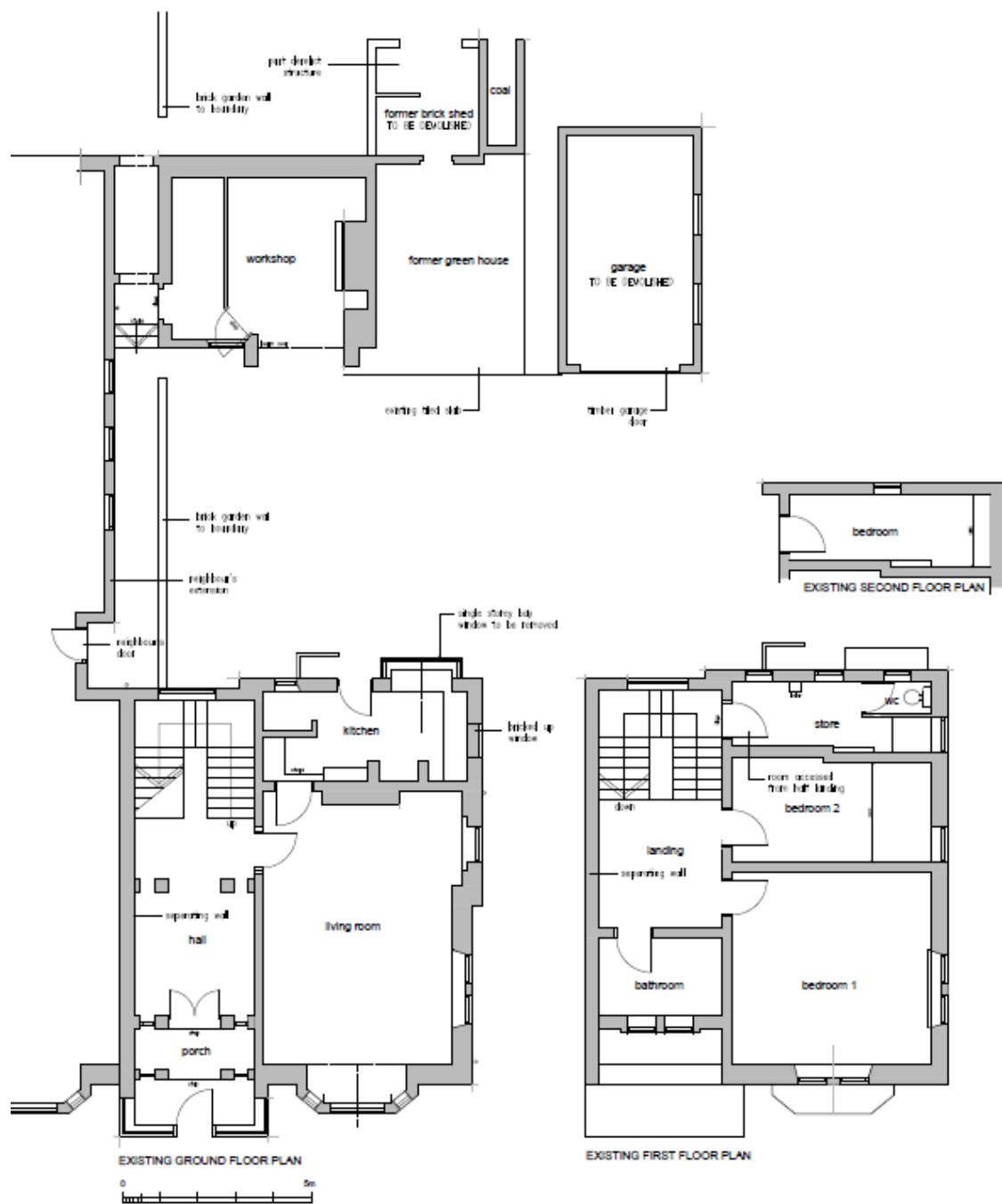
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Existing Site Plan

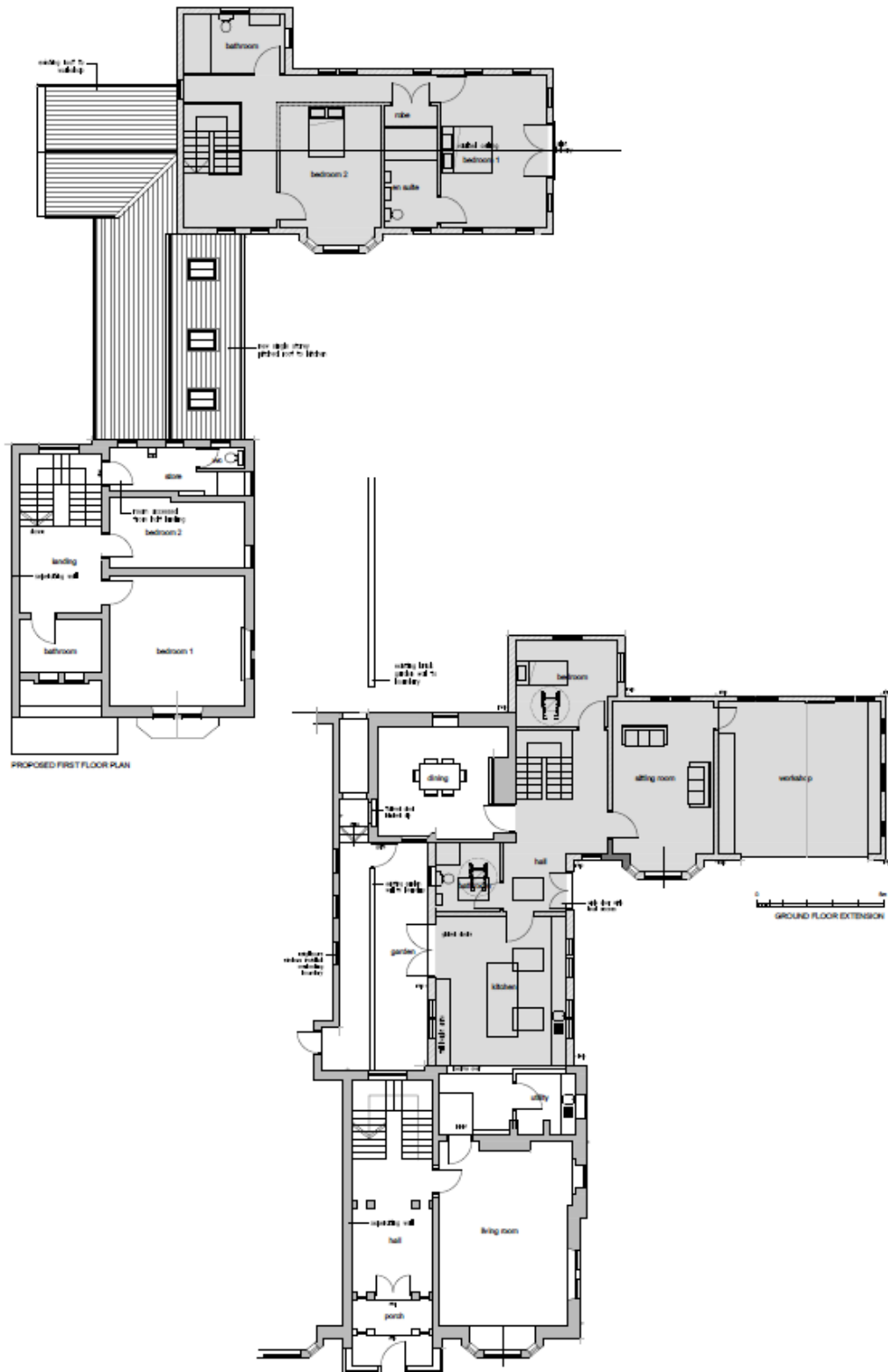


Proposed Site Plan



Existing Floorplans

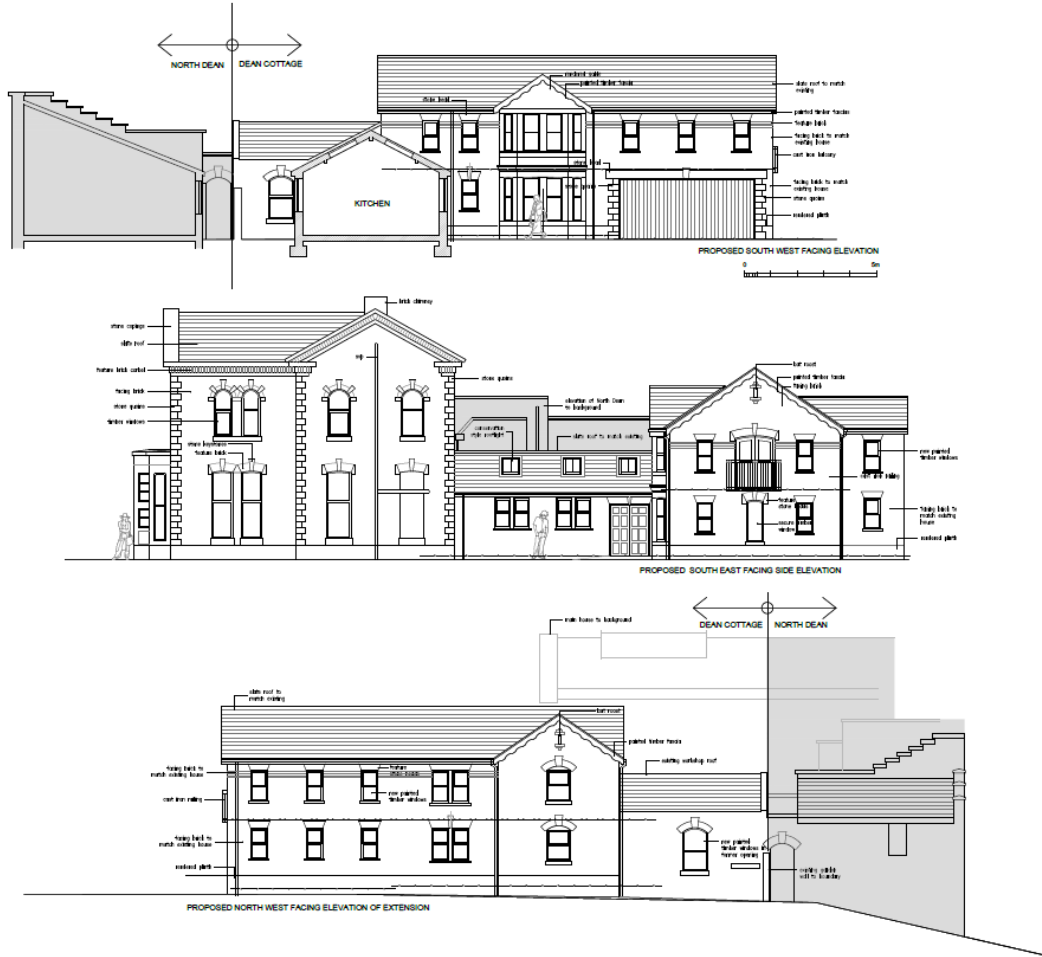
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Proposed Floorplans

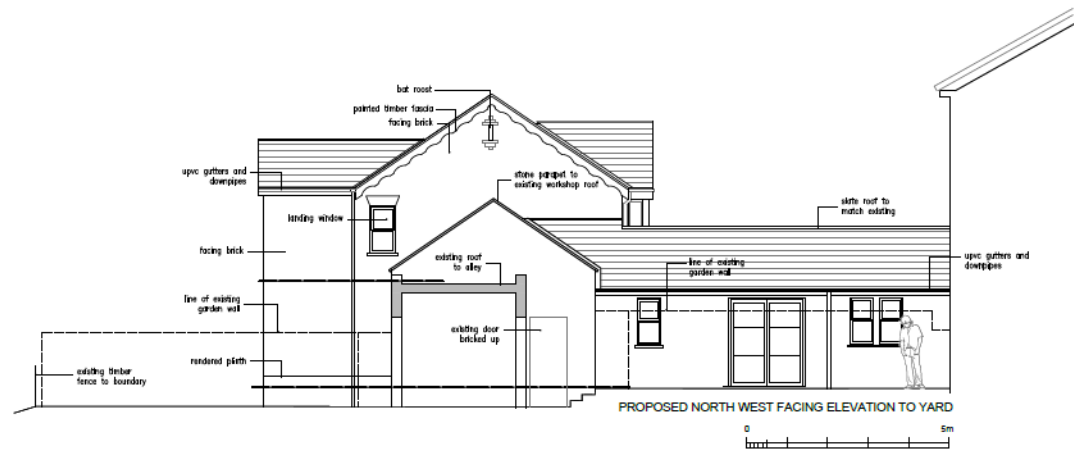
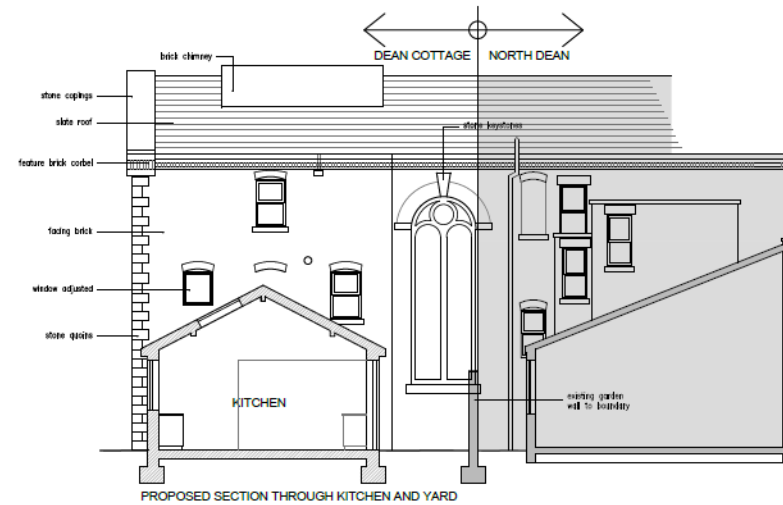
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Proposed Elevations

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Proposed Elevation and Section

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Front Elevation

Appendix 2

Policy JP-P2: Heritage

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
- 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use.

Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

P2 - Protecting and enhancing character, landscape and heritage

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:

a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;

b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;

c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;

d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and

e. Conserving and enhancing townscape character.

2. We will protect the borough's heritage by:

a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include:

i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;

ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;

iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;

- iv. *The Edgar Wood and J. H. Sellers cultural heritage;*
 - v. *The heritage of the seventeenth and eighteenth century vernacular tradition; and*
 - vi. *The engineering heritage, including mills, canals and railways.*
- b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;*
- c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and*
- d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.*

BE/11 PROTECTION OF LOCALLY IMPORTANT BUILDINGS AND FEATURES OF ARCHITECTURAL AND HISTORIC INTEREST.

The Council will permit development proposals that do not adversely affect buildings and features which are of local interest and which contribute to the character of an area and/or are important in townscape terms.